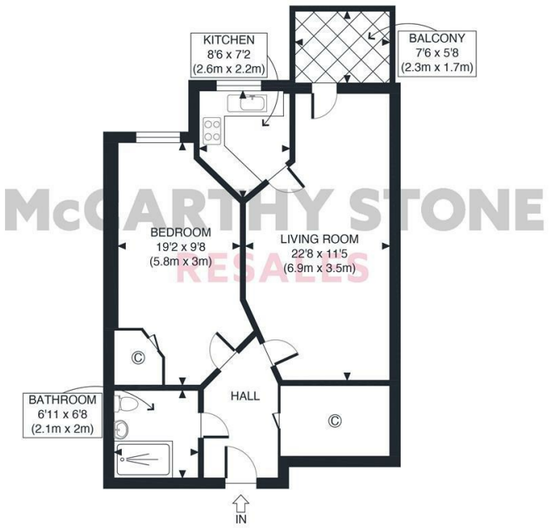
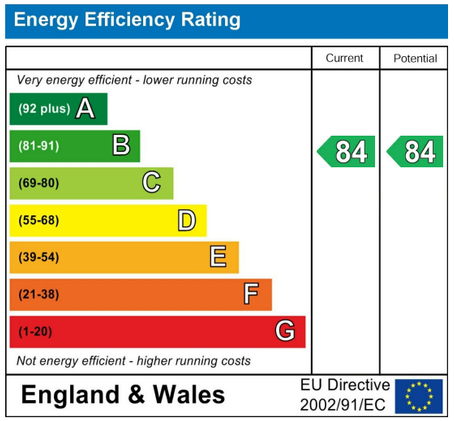
McCarthy Stone
Resales



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 623 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 623 SQ FT / 58 SQM	Yew Tree Court
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 13/07/23 photoplan

Council Tax Band: C



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The Property Ombudsman

McCarthy Stone
Resales

18 Yew Tree Court

Limpsfield Road, South Croydon, CR2 9LB

Asking price £250,000 Leasehold

This first-floor retirement apartment offers a beautifully presented and spacious living/dining room with a decked balcony, a modern fully fitted kitchen, a large double bedroom with a walk-in wardrobe, and a fully tiled shower room. Heating and hot water are covered by the service charge, adding convenience to your living experience.

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

Limpsfield Road, Sanderstead, South Croydon

1 bed | £250,000

Summary

Welcome to Yew Tree Court – a prime location in the heart of Sanderstead Village, just steps away from a convenient Waitrose supermarket. Discover Apartment 18, a stunningly presented one-bedroom first-floor apartment, boasting a spacious living/dining room that opens up to a delightful walk-out balcony.

This apartment is part of the highly sought-after McCarthy Stone development, constructed in 2014. Enjoy the convenience of a lift, communal lounge, conservatory, and beautifully landscaped gardens. Additionally, you'll have access to a communal kitchen and a guest suite for your family or friends to relish. For those with mobility needs, there's a dedicated mobility scooter store equipped with charging points.

Rest easy knowing that a House Manager oversees the development during office hours, and a 24-hour emergency call system ensures your peace of mind. Embrace comfort, convenience, and a thriving community at Yew Tree Court.

Come and experience the finest in retirement living!

Entrance Hall

Front door with spy hole leads to the entrance hall where the 24 hour Tunstall emergency call system is in place. Illuminated light switches and smoke detector. From the hallway there is a door to a walk in storage and airing cupboard. Doors lead to the bedroom, living room and shower room.

Living Room with Balcony

A spacious and very well presented living/dining room benefitting from a glazed balcony door with windows to side opening onto a decked balcony large enough for a small table and chairs. Two ceiling light points, power points. TV & telephone points. Partially glazed door leads onto a separate kitchen.

Kitchen

Fully fitted kitchen with tiled floor. An excellent range of base and wall units fitted with contrasting worktops. Stainless steel sink with lever tap. Built-in oven, ceramic hob and stainless steel extractor hood. Fitted integrated fridge/freezer and tiled splash backs and under pelmet lighting.

Bedroom

A spacious double bedroom with a large walk-in wardrobe housing rails and shelving. Ceiling lights, TV and phone point, double glazed window.

Shower Room

Fully tiled and fitted with suite comprising walk in level access thermostatically controlled shower with glass screen and grab rails. Low level WC, vanity unit with wash basin and mirror above. Wall mounted electric towel warmer.

Service Charge (Breakdown)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24 hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

* Heating and Hot Water within the apartments

Service Charge: £4,822.28 for financial year ending 30/09/2027.

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager.
To find out more about service charges please contact your Property Consultant or House Manager.

Leasehold

Leasehold 125 years from January 2014
Ground Rent: £495 per annum
Ground rent review date: January 2029

Car Parking

Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

Additional Information & Services

- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage